127.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,026,200 /	1,026,200
					USE VALUE:	1,026,200 /	1,026,200
					ASSESSED:	1,026,200 /	1,026,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23	-25	MOULTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ATHANASIADIS GEORGE & LENA TRS
Owner 2:	23-25 MOULTON RD REALTY TRUST
Owner 3:	
Street 1:	18 SANDERSON ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	ATHANASIADIS GEORGE A-ETAL -
Owner 2:	ATHANASIADIS ELENI L -
Street 1:	18 SANDERSON ROAD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 3164 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 20 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4326.000	641,400		384,800	1,026,200
Total Card	0.099	641,400		384,800	1,026,200
Total Parcel	0.099	641,400		384,800	1,026,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.34 | /Parcel: 324.34

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82010
GIS Ref	
GIS Ref	
Insp Date	04/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	641,400	0	4,326.	384,800	1,026,200		Year end	12/23/2021
2021	105	FV	613,900	0	4,326.	384,800	998,700		Year End Roll	12/10/2020
2020	105	FV	614,300	0	4,326.	384,800	999,100	999,100	Year End Roll	12/18/2019
2019	105	FV	458,100	0	4,326.	384,800	842,900	842,900	Year End Roll	1/3/2019
2018	105	FV	458,100	0	4,326.	340,900	799,000	799,000	Year End Roll	12/20/2017
2017	105	FV	431,700	0	4,326.	285,900	717,600	717,600	Year End Roll	1/3/2017
2016	105	FV	431,700	0	4,326.	285,900	717,600	717,600	Year End	1/4/2016
2015	105	FV	388,400	0	4,326.	247,400	635,800	635,800	Year End Roll	12/11/2014

!9856!

PRINT

Date	Time
12/30/21	09:43:05

LAST REV

Date	Time
04/10/18	09:09:23
ekelly	

USER DEFINED

Prior Id # 1:	82010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9856

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ATHANASIADIS GE	1387-38		7/14/2010	Convenience	1	No	No		
	927-1		10/1/1979		89,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2009	472	Re-Roof	8,000					
12/1/1992	622	Manual	6,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4326		Sq. Ft.	Site		0	70.	1.27	8									384,845						384,800	

Total AC/HA:	0.09931	Total SF/SM:	4326	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	384,845	Spl Credit		Total:	384,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98185837
Const Adj.:	0.98000199
Adj $ / SQ:	173.200
Other Features:	155000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787933
Depreciation:	146555
Depreciated Total:	641377

COMMENTS

3 DOOR BELLS UNITS 25 23 & 23A.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	20	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	7	2	
1	5	2	
Totals			
3	20	7	

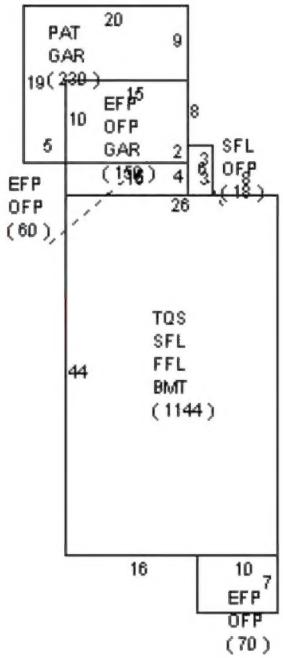
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.20
Special Features:	0	Val/Su Net:	116.70
Final Total:	641400	Val/Su SzAd	202.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,162	173.200	201,259
BMT	Basement	1,144	51.960	59,442
FFL	First Floor	1,144	173.200	198,141
TQS	3/4 Story	858	173.200	148,606
GAR	Garage	380	21.150	8,036
OFP	Open Porch	298	21.600	6,436
EFP	Enclos Porch	280	36.210	10,139
PAT	Patio	230	3.800	875
	Net Sketched Area:	5,496	Total:	632,934

Size Ad	3164	Gross Area	5782	FinArea	3164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

127.0-0004-0006.0

IMAGE

AssessPro Patriot Properties, Inc